



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**May 1, 2014**

**REQUEST:** City Council Bill #14-0322/Baltimore City Landmark List - St. John's In The Village- 3009 & 3009 ½ Greenmount Ave., 3001 Old York Road

**RECOMMENDATION:** Approval

**STAFF:** Ivor A. Quashie

**PETITIONER:** Hon. Mary Pat Clarke

**OWNER:** St. John's Vestry

#### **SITE/GENERAL AREA**

Site Conditions: 3009 & 3009 ½ Greenmount Ave., 3001 Old York Road, St. John's Protestant Episcopal Church is an occupied irregular cut stone building located between 30<sup>th</sup> and 31<sup>st</sup> Streets. The site is zoned R-8 and is owned by the St. John's Vestry.

General Area: 3009 & 3009 ½ Greenmount Ave., 3001 Old York Road, is located in the Better Waverly neighborhood. The area is composed of two story brick mixed use buildings with ground floor retail. The site is bounded by 31<sup>st</sup> Street to the north, 30<sup>th</sup> Street to the south, Frisby Street to the east, and Greenmount Ave. to the west.

#### **HISTORY**

There are no previous Planning Commission actions regarding this site.

#### **CONFORMITY TO PLANS**

The proposal is also consistent with the City of Baltimore's Comprehensive Master Plan, specifically: PLAY Goal 1: Strengthen Stewardship of Historical and Cultural Resources; LIVE Objective 4: Protect and Enhance the Preservation of Baltimore's Historic Buildings and Neighborhoods.

#### **ANALYSIS**

This is the second public hearing for this structure as part the Baltimore City Landmark Designation process. The first hearing occurred when the CHAP Commission reviewed and recommended approval of Landmark designation for St. John's in the Village on April 8, 2014. CHAP's staff report is attached to this staff report.

St. John's in the Village was founded as a country church in 1843, known as St. John's Protestant Episcopal Church of Huntingdon. The English Gothic Revival stone church

constructed in 1858 was designed by John W. Priest, founding member of the American Institute of Architects, and the transepts and chancel designed in 1875 by Priest's protégé, John M. Congdon. Both architects specialized in ecclesiastical architecture. The property also has a rectory (1868) and parish house (1914), also both designed in the Gothic Revival style. In the cemetery are buried many important Baltimore citizens, including the author Lizette Woodworth Reese. The property is significant for the role that it has played in Baltimore's history, its buildings serve as excellent examples of Gothic Revival style that was touted by the Ecclesiological Movement of the 19th century, and the property as a whole is significant due to its intact nature, retaining the church, rectory, parish house, and cemetery.

This Landmark Designation has been reviewed by the CHAP Commission and does not impede any planning initiatives.

The Commission for Historical and Architectural Preservation found 3009 & 3009 ½ Greenmount St., 3001 Old York Road meets CHAP Landmark Designation for the following standards:

- B. A Baltimore City Landmark may be a site, structure, landscape, building (or portion thereof), place, work of art, or other object which:
1. Is associated with events that have made a significant contribution to the broad patterns of Baltimore history;
  3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Staff has notified of this action, Councilmember of the 14<sup>th</sup> District Mary Pat Clarke, Baltimore AIA Chapter, the Rector of St. John's in the Village, Baltimore Heritage, Baltimore City Historical Society, Baltimore National Heritage Area, Preservation Maryland, Better Waverly Community Association, and the Waverly Main Street.



**Thomas J. Stosur**  
**Director**